075.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	980,900 / 980,900
					USE VALUE:	980,900 / 980,900
					ASSESSED:	980,900 / 980,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		CHEVIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NUNEZ CHARLOTTE
Owner 2:	
Owner 3:	
Street 1:	5 CHEVIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GLICKFIELD LOGAN & -
Owner 2:	CORDLE JESSICA -
Street 1:	5 CHEVIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,173 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2095 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6173.000	510,000	4,900	466,000	980,900
Total Card	0.142	510,000	4,900	466,000	980,900
Total Parcel	0.142	510,000	4,900	466,000	980,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.17 | /Parcel: 468.1

Legal Description

User Acct 47657

GIS Ref

GIS Ref

Insp Date 10/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 075.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	506,000	4900	6,173.	466,000	976,900	976,900	Year End Roll	12/18/2019
2019	101	FV	417,600	4900	6,173.	466,000	888,500	888,500	Year End Roll	1/3/2019
2018	101	FV	417,600	4900	6,173.	399,400	821,900	821,900	Year End Roll	12/20/2017
2017	101	FV	417,600	4900	6,173.	372,800	795,300	795,300	Year End Roll	1/3/2017
2016	101	FV	454,300	4900	6,173.	319,500	778,700	778,700	Year End	1/4/2016
2015	101	FV	302,000	4900	6,173.	286,300	593,200	593,200	Year End Roll	12/11/2014
2014	101	FV	302,000	4900	6,173.	265,000	571,900	571,900	Year End Roll	12/16/2013
2013	101	FV	235,400	4900	6,173.	229,700	470,000	470,000		12/13/2012

!6290!

PRINT

Date	Time
12/10/20	21:05:05

LAST REV

Date	Time
07/23/19	11:21:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6290

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLICKFIELD LOGA	65821-314		7/30/2015		780,000	No	No		
SONG JIMMY J,	60610-533		11/30/2012	Change>Sale	685,000	No	No		
SHARP KATHRYN C	49340-194		4/25/2007		495,000	No	No		
	7516-569		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2015	1585	Renovate	33,383					
9/18/2015	1365	Redo Bat	4,000		9/18/2015			Demo and redo exis
4/25/2007	280	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
5/3/2016	Sales Review	PT	Paul T
3/11/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
7/18/2007	MLS	HC	Helen Chinal
10/13/1999	Meas/Inspect	267	PATRIOT
7/29/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47657
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6173		Sq. Ft.	Site		0	70.	1.08	4			Water	10					465,995						466,000	mls listswater vie

Total AC/HA:	0.14171	Total SF/SM:	6173	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	465,995	Spl Credit		Total:	466,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26188803
Const Adj.:	1.38915265
Adj $ / SQ:	219.119
Other Features:	92400
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	571728
Depreciation:	61747
Depreciated Total:	509981

COMMENTS

OF=TOILET IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

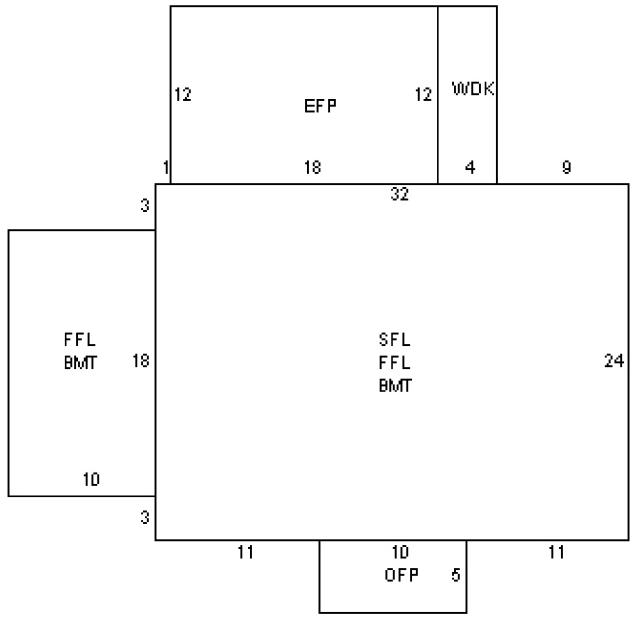
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	219.12
Special Features:	0	Val/Su Net:	171.26
Final Total:	510000	Val/Su SzAd	297.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	92.030	87,245
FFL	First Floor	948	219.120	207,725
SFL	Second Floor	768	219.120	168,284
EFP	Enclos Porch	216	55.330	11,951
OFP	Open Porch	50	61.120	3,056
WDK	Deck	48	22.230	1,067

Net Sketched Area:	2,978			Total:	479,328
Size Ad	1716	Gross Are	2978	FinArea	2095

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1926	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900